



Post Office, The Street, Compton Martin, Bristol, BS40 6JA

- Semi Detached Stone Cottage
- Views over Pond from Garden Area
- Three Reception Rooms
- Central Village Location
- Kitchen and Utility Room
- Separate Workshop/Storage with WC
- Four Bedrooms
- Off Road Parking
- Family Bathroom
- Walks from your Doorstep



CHARACTERFUL COTTAGE IN THE HEART OF THE VILLAGE!

This lovely home dates back almost 400 years and is located in the centre of Compton Martin overlooking the picturesque village pond. Formerly the village Post Office, this cottage is surprisingly spacious offering three reception rooms and four bedrooms.

Entering via the front door into an elegant entrance hall – a great space which could equally be used as a games or music room, and then into the cosy sitting/dining room – a lovely space for relaxing with friends and family. The galley style kitchen is conveniently located off from the dining area and is well fitted with a good range of cupboards and appliances. Leading from the sitting room is a further generous sized sitting room used as a study by the current owners.

There is a very useful utility room leading out of the kitchen and which runs down the side of the house and allows access to the front of the house.

Upstairs are four bedrooms of which three are doubles and a large family bathroom with both bath and a separate shower.

Outside is a spacious separate building (formerly the sorting office) together with a separate loo which could be used for a variety of storage or workshop purposes. There is parking for two vehicles.

To the front of the house is a pretty courtyard garden and just across the road with frontage to the village pond is a raised garden – a lovely spot to while away an afternoon enjoying the view of the water and the village church beyond.

Please do give us a call to arrange your viewing!

Compton Martin lies in the heart of the beautiful Chew Valley, between Chew Valley Lake and Blagdon Lake, north of the Mendip Hills. The centrepiece of the village is the picturesque duck-pond overlooked by the village church. Rumour has it that Kylie Minogue and Chris Martin of Coldplay have occasionally dropped in for a pint and a sing song at the very popular local Ring O'Bells Pub!

The village lends itself to enthusiasts of the outdoors, with walking, horse riding and cycling at good reach, amongst many other pastimes.

Neighbouring Harptree Villages and the village of Ubley provide good schooling. The village is perfectly placed for commuting to both Bristol and Bath (Bristol 12 miles and Bath 15 miles). Railway stations at Bristol Temple Meads and Bath Spa with trains to London and beyond via the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World





ROOM DIMENSIONS

Ground Floor

ENTRANCE HALL 11'0" x 9'1"
 SITTING/DINING ROOM 35'1" x 15'0"
 STUDY 13'1" x 11'0"
 KITCHEN 18'6" x 8'11"
 UTILITY 22'6" x 4'6"

First Floor

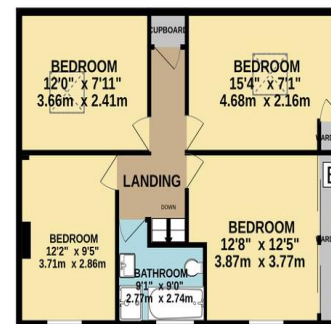
BEDROOM 12'8" x 12'5"
 BEDROOM 12'2" x 9'5"
 BATHROOM 9'1" x 9'0"
 BEDROOM 12'0" x 7'11"
 BEDROOM 15'4" x 7'1"

Outside

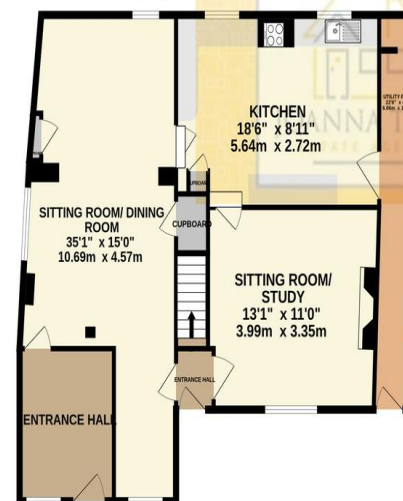
WORKSHOP 23'0" x 11'0"
 WORKSHOP 23'0" x 7'1"



1ST FLOOR
 706 sq.ft. (65.6 sq.m.) approx.



GROUND FLOOR
 1548 sq.ft. (143.8 sq.m.) approx.



TOTAL FLOOR AREA: 2254 sq.ft. (209.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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